

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** August 21, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 47-DR-2003  
**REQUEST:** Approve site plan & elevations for a 112-room, 4-story hotel  
**PROJECT NAME:** Wingate Inn & Suites  
**LOCATION:** 14255 N 87th St

**DEVELOPER/OWNER:** Matc Inc  
**ARCHITECT/DESIGNER:** Lamb Architects  
**ENGINEER:** N/A  
**APPLICANT/COORDINATOR:** Lamb Architects/Gary Lamb  
7038 E 5th Ave  
Scottsdale, AZ 85251  
480-994-5262

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**CONCURRENCE:** The Water Department has reviewed and approved the water feature at the front of the building at the porte cochere. The Airport Director has also reviewed and approved the project.

**PUBLIC COMMENTS:** The applicant has notified all property owners within 300 ft. of the site through a letter. There have been no comments from the public regarding this proposal at the time of drafting this report.

**REQUEST:** The applicant seeks approval of site plan, landscape plan, and elevations for a limited service hotel containing 114 rooms. The proposal consists of one building of approximately 70,000 sq. ft.

**LOCATION & ZONING:** The site is located in the Northsight area at the southwest corner of Raintree Drive and the Loop 101. Specifically, it is located at 14255 N. 87<sup>th</sup> Street between Raintree Drive and Northsight Boulevard. Currently, the site is zoned Central Business District, Planned Community Development (C-2, PCD) that allows for a hotel use. The site is surrounded with a variety of built or proposed office uses zoned either I-1 PCD or C-2 PCD.

**CHARACTERISTICS:** The approximate 2.5-acre vacant site is relatively flat and contains some natural vegetation.

**DISCUSSION:** Access to the site comes from two driveways located off the east/west connecting drive between 87th Street and the Loop 101 Frontage Road and from a shared access drive off of 87<sup>th</sup> Street. The building has been placed in the middle of the site adjacent to the southern property line with the parking located on the east, west and north sides. All open space and parking requirements have been met on the site. The applicant has provided pedestrian connections to the Pegasus office building to the

south, to the future office building to the north, and from the front door of the hotel to 87<sup>th</sup> Street.

The four-story building meets the height requirements of the zoning code. The applicant has used a variety of techniques including a mixture of materials, multiple colors, changes in the facade planes, column pop-outs, canopies, and recessed windows/doors to help break up the mass of the building walls. The building consists of smooth stucco accented with slate tile along portions of the base and on the column pop-outs. The main body of the building is painted dark tan (Balsam Bark), the base of the building brown (Thatch Roof), and the trim/cornice reveals dark green (Smokebrush). The canopies and eyebrows consist of brushed aluminum and have been stipulated by Staff to 50% opacity or greater.

The landscape palette is a desert theme utilizing Desert Museum Palo Verde, Thornless Chilean Mesquite, Southern Live Oak, and Sweet Acacia, and a variety of cacti, shrubs, and groundcover. Date Palm trees have been proposed around the pool and adjacent to the building for accent purposes that is consistent with other building in the Northsight area. The applicant has also incorporated some boulder features into the landscaping around the front entrance. Sweet Acacia trees and desert shrubs have been provided in the ADOT right-of-way, also consistent with the area. The applicant has been stipulated to install and maintain the landscaping located between the eastern property line and the back of curb of the Pima Freeway Frontage Road (the ADOT right-of-way).

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Bill Verschuren  
Senior Project Coordination Planner  
480-312-7734

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Aerial
- #2A-Close-Up Aerial
- #3-Zoning Map
- #4-Site Plan
- #5-Landscaping Plan
- #6-Elevations
- #7-Perspective
- #8-First and Second Floor Plans
- #9-Third and Fourth Floor Plans
- #10-Character Area Photos
- A-Stipulations/Ordinance Requirements



- ☐ Rezoning ☐ Other  
☐ Use Permit  
☒ Development Review  
☐ Master Sign Programs  
☐ Variance

Case # 47-DR-2003/ 240 -PA-2003  
 Project Name Wingate Inn@ Northsight  
 Location 14255 North 87th Street  
 Applicant Lamb Architects, LLC  
Gary A. Lamb

## SITE DETAILS

Proposed/Existing Zoning: C-2 Parking Required: 112  
 Use: Hotel Parking Provided: 114  
 Parcel Size: 107,515 # Of Buildings: 1  
☒ Gross Floor Area ☐ Total Units: 19,484 Height: 36'0  
☒ Floor Area Ratio ☐ Density: 18% Setbacks: N- S-  
 E- W-

## In the following space, please describe the project or the request

## Pre-Application Project Narrative

The Proposed project is a 114 unit, four story limited service hotel located in the Northsight Business Park. The site fronts on 87th Street and backs to the 101 Frontage Road. Access to the site is provided off of the East-West Connecting Drive between 87th and the 101 Frontage Road.

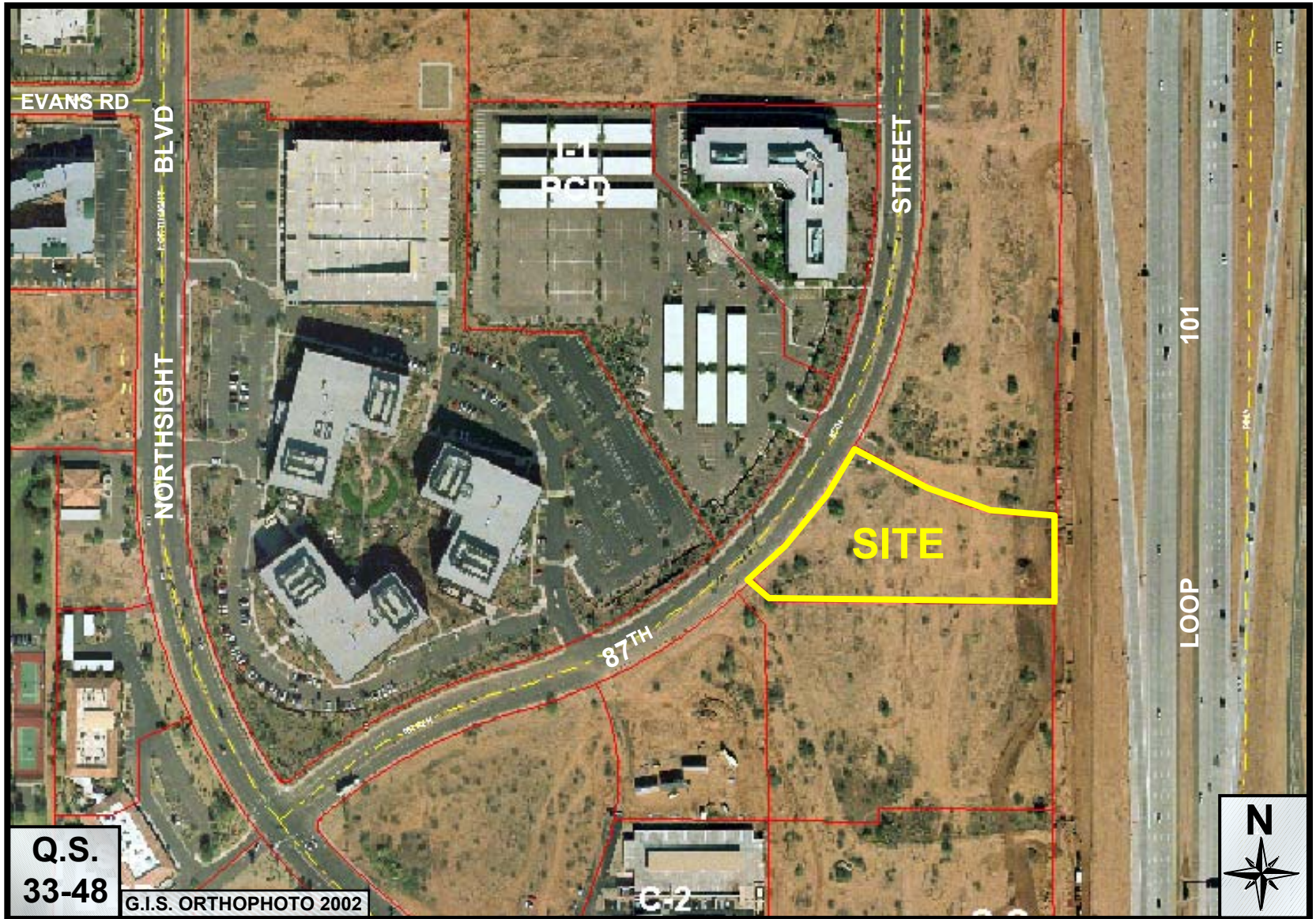
A total of 115 onsite parking spaces are provided with internal drives that provide onsite vehicular circulation. The internal drives connect to the East-West Connecting Drive and to the Pegasus office building to the South.

Site Drainage will tie into the Northsight master storm water drainage system. The architectural style is intended to blend the architectural character of the existing office buildings with the key signature prototype elements of the Wingate Inn Hotel Franchise (see enclosed pictures and rendering). The hotel is designed to service the business traveler/guest with a resort feel in the pool and common areas.



## ATTACHMENT #2

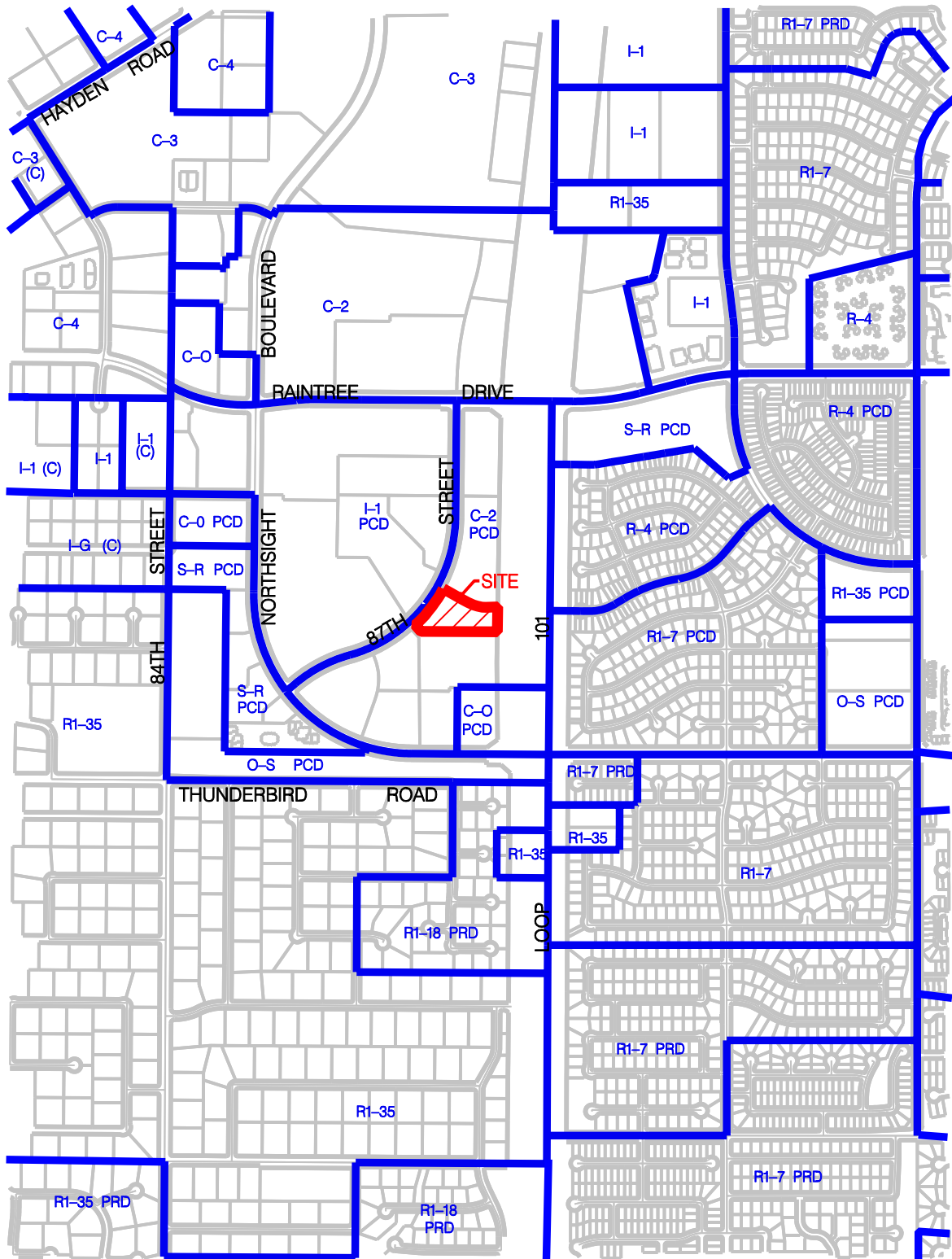




Wingate Inn & Suites

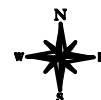
47-DR-2003

ATTACHMENT #2A

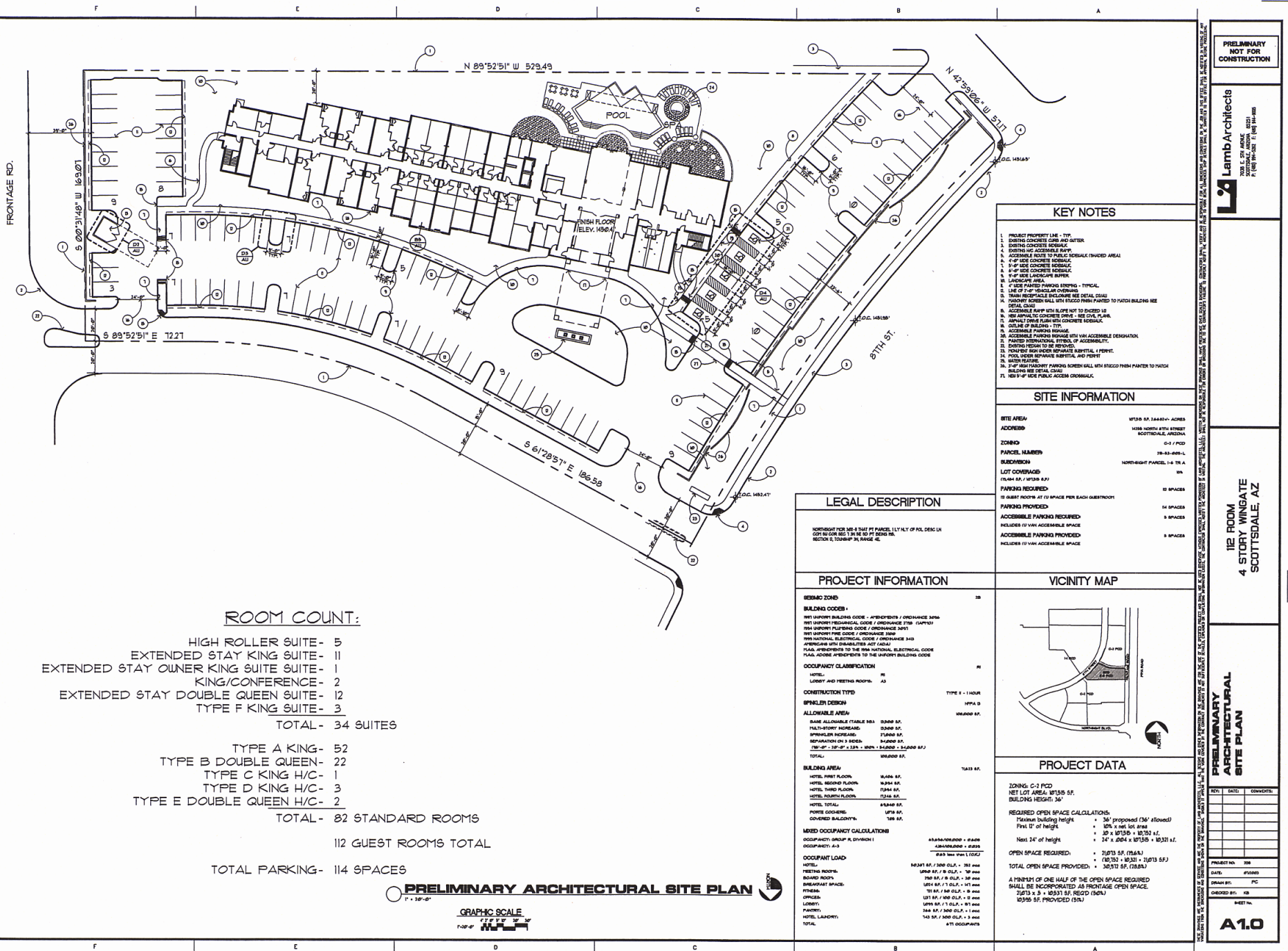


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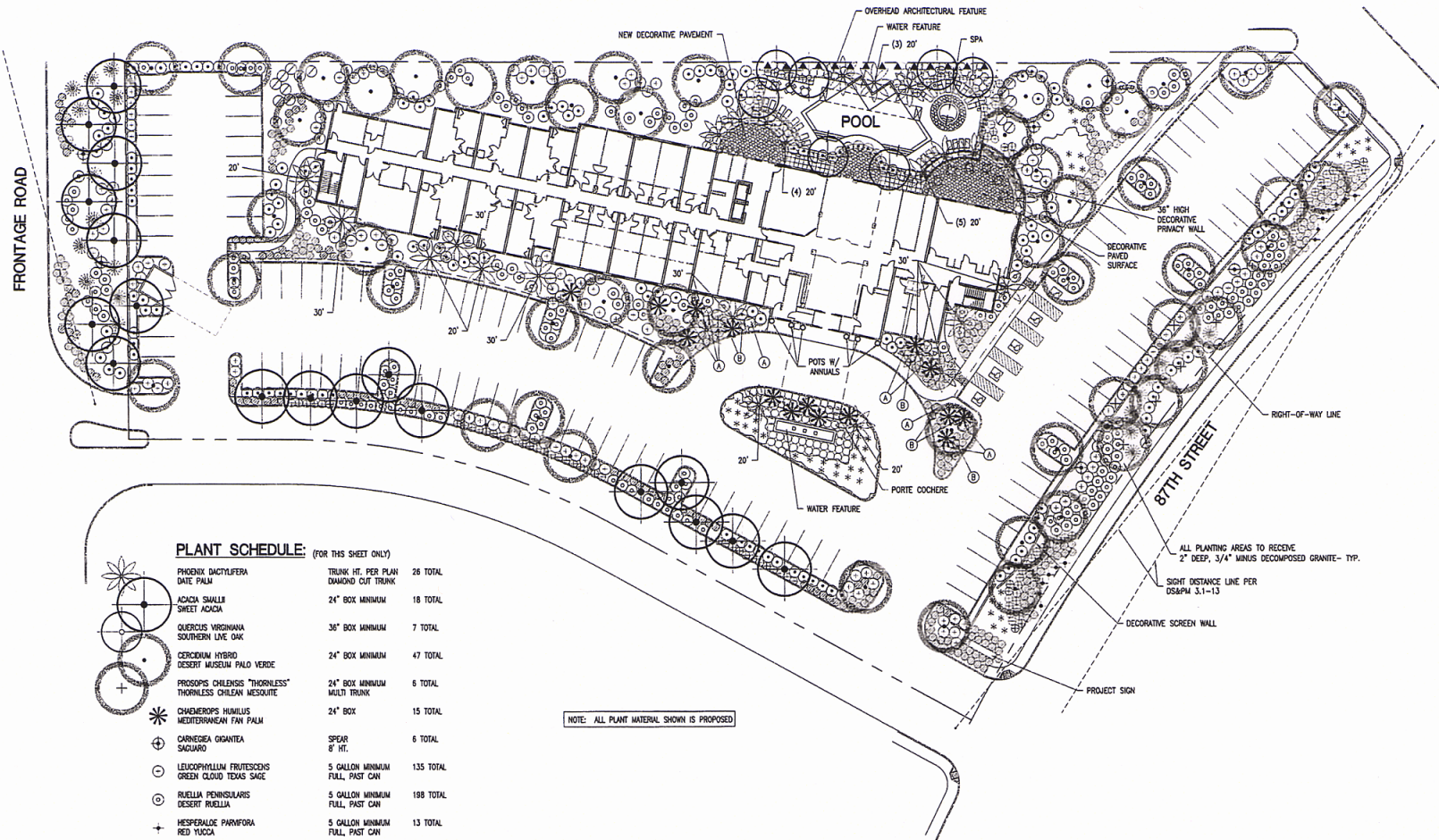
ATTACHMENT #3









**PLANT SCHEDULE:** (FOR THIS SHEET ONLY)

PHOENIX DACTYLIFERA DATE PALM	TRUNK HT. PER PLAN DIAMOND CUT TRUNK	26 TOTAL
ACACIA SWALLI SWEET ACACIA	24" BOX MINIMUM	18 TOTAL
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX MINIMUM	7 TOTAL
CERODIUM HYBRID DESERT MUSEUM PALO VERDE	24" BOX MINIMUM	47 TOTAL
PROSOPIA CHILENSIS "THORNLESS" THORNLESS CHILEAN MESQUITE	24" BOX MINIMUM MULTI TRUNK	6 TOTAL
CHAMEROPS HUMULIS MEDITERRANEAN FAN PALM	24" BOX	15 TOTAL
CARNEGIEA GIGANTEA SAGUARO	SPEAR 8" HT.	6 TOTAL
LEUCOPHYLLUM FRUTESCENS GREEN CLOUD TEXAS SAGE	5 GALLON MINIMUM FULL, PAST CAN	135 TOTAL
RUPELLIA PENINSULARIS DESERT RUPELLIA	5 GALLON MINIMUM FULL, PAST CAN	188 TOTAL
HESPERALOE PARVIFLORA RED YUCCA	5 GALLON MINIMUM FULL, PAST CAN	13 TOTAL
AGAVE CERNIFLORA THIN FLOWER AGAVE	5 GALLON MINIMUM FULL, PAST CAN	48 TOTAL
EREMOPHYLLA VALENTINE BUSH	5 GALLON MINIMUM FULL, PAST CAN	165 TOTAL
BOUGANVILLEA "SAN DIEGO RED" RED VINING BOUGANVILLEA	5 GALLON MINIMUM	14 TOTAL
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON MINIMUM FULL, PAST CAN	21 TOTAL
LEUCOPHYLLUM LAEVIGATUM CHIRAHUARI SAGE	5 GALLON MINIMUM FULL, PAST CAN	15 TOTAL
CONVOLVULUS CHEODRUM BUSH MORNING GLORY	5 GALLON MINIMUM FULL, PAST CAN	128 TOTAL
BOUGANVILLEA "LA JOLLA" RED BUSH BOUGANVILLEA	5 GALLON MINIMUM FULL, PAST CAN	181 TOTAL
LANTANA CAMARA SPREADING RED LANTANA	1 GALLON MINIMUM FULL, PAST CAN	327 TOTAL
GAZANIA "MITSUNA YELLOW" YELLOW TRAILING GAZANIA	1 GALLON MINIMUM AT 24" O.C. SPACING	AS REQUIRED

NOTE: ALL PLANT MATERIAL SHOWN IS PROPOSED

**Preliminary Landscape Plan**

Scale 1:20

GRAPHIC SCALE

**BOULDER SCHEDULE:**

SELECT GRADE GRANITE SURFACE BOULDERS

A 4'x4'x3' DEEP (BURY 12")

B 3'x3'x2' DEEP (BURY 9")

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Lamb Architects

TODD L. LAMB, ARCHITECT  
1001 N. 10TH ST., SUITE 100  
PHOENIX, AZ 85024  
P: 602.944.1000 F: 602.944.1000112 ROOM  
4 STORY WINGATE  
SCOTTSDALE, AZPRELIMINARY  
LANDSCAPE  
PLAN

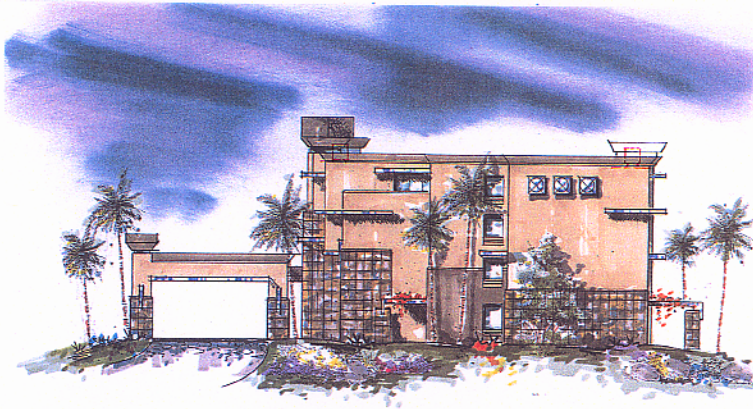
phillip r. ryan  
landscape architect p.c.  
landscape architecture & planning  
1343 n. alma school rd., suite 150  
chandler, arizona 85224  
(480) 980-0013 fax (480) 980-0074

L-1

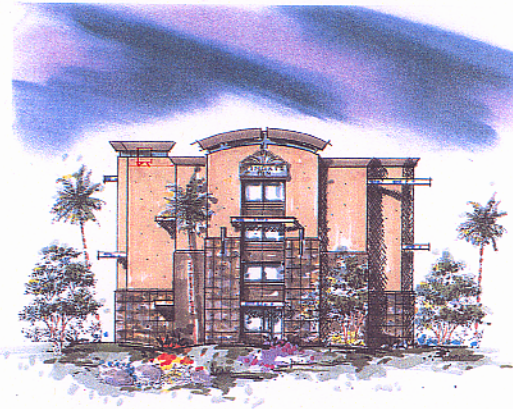




(Left) — FRONT ELEVATION



(Right) — RIGHT ELEVATION




(Left) — LEFT ELEVATION

COLOR LEGEND	
A	BRICK BASE & CORNER
B	PLASTER PAINT BASED TYPICAL ROOF
C	PLASTER PAINT BASED TYPICAL ROOF
D	PLASTER PAINT BASED TYPICAL ROOF
E	PLASTER PAINT BASED TYPICAL ROOF
F	PLASTER PAINT BASED TYPICAL ROOF
G	PLASTER PAINT BASED TYPICAL ROOF
H	PLASTER PAINT BASED TYPICAL ROOF
I	PLASTER PAINT BASED TYPICAL ROOF



(Right) — REAR ELEVATION



**Lamb Architects**  
 1401 E. 2ND AVENUE  
 SCOTTSDALE, ARIZONA 85251  
 P: 480-344-3300 F: 480-344-3305

**114 ROOM  
4 STORY WINGATE  
SCOTTSDALE, AZ**

**PRELIMINARY  
EXTERIOR  
ELEVATIONS**

REV	DATE	COMMENTS

PROJECT NO. 208  
 DATE: 2/1/2009  
 DRAWN BY: PFC  
 CHECKED BY: HZ  
 1/10/2009



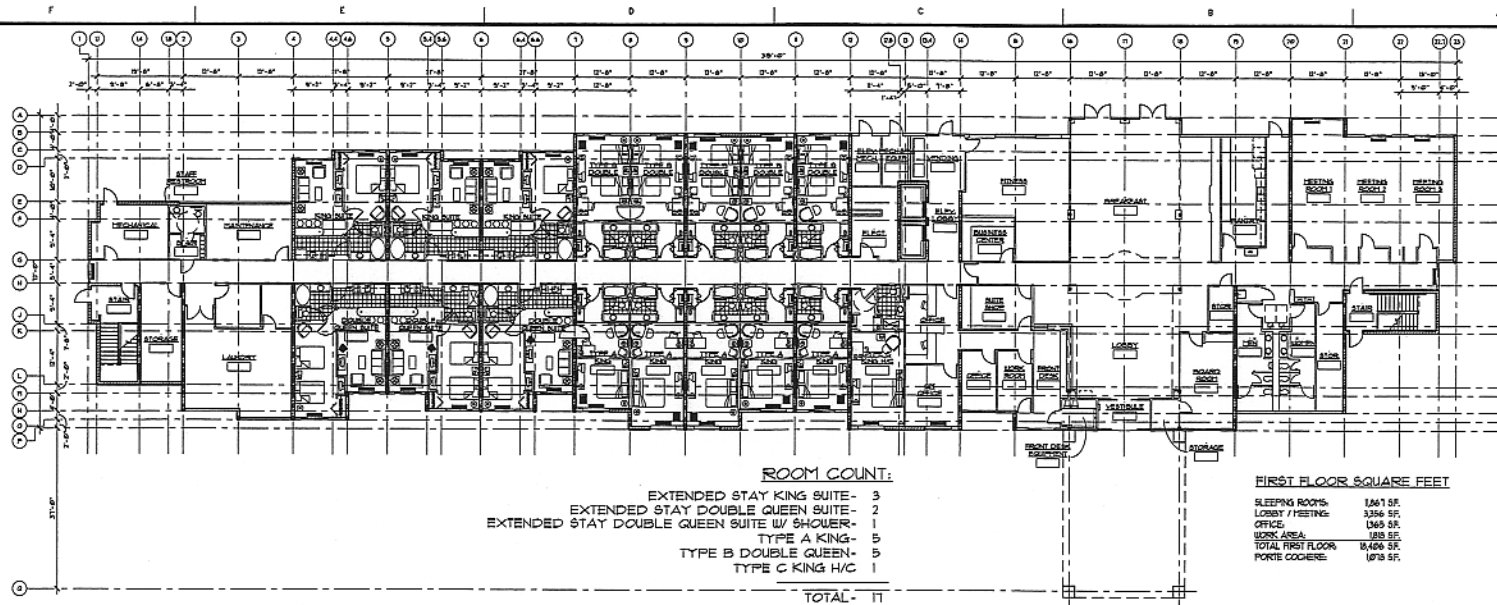


# **Wingate Inn & Suites**

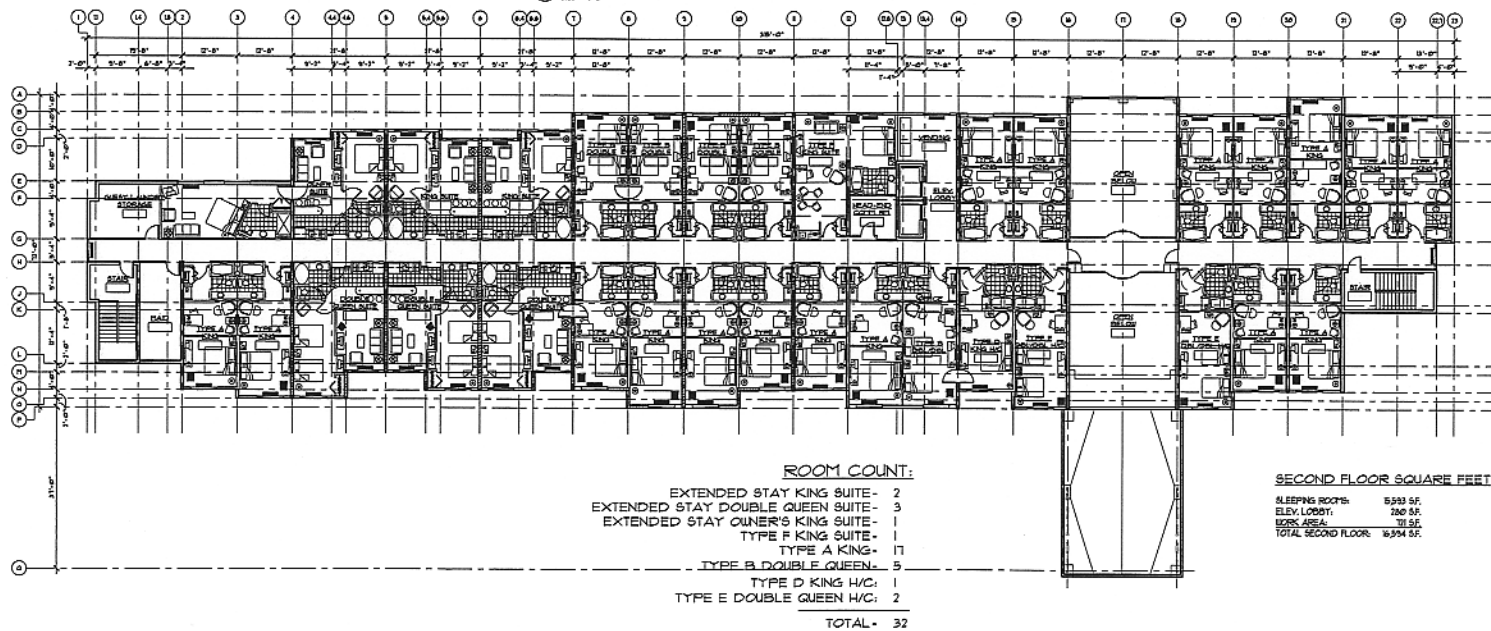
**Scottsdale, Arizona**

**Case Number: 47-DR-2003**

**Date: July 28, 2003**

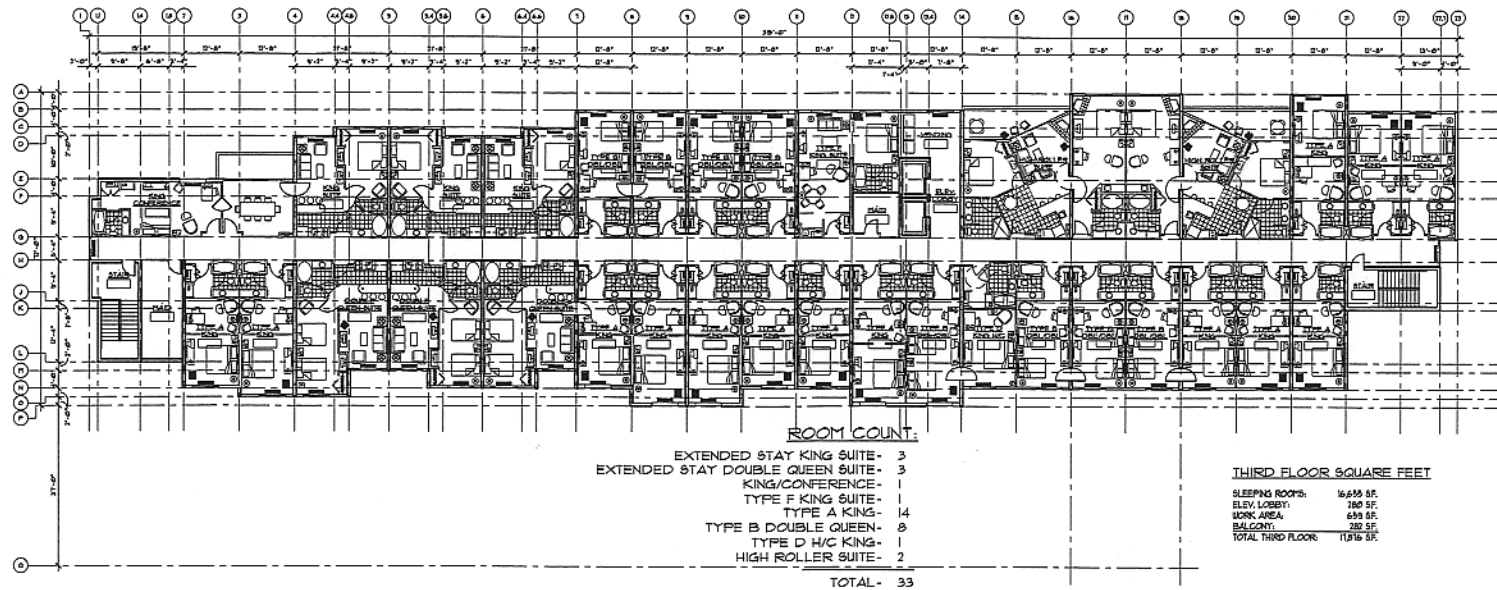


① PRELIMINARY ARCHITECTURAL FIRST FLOOR PLAN

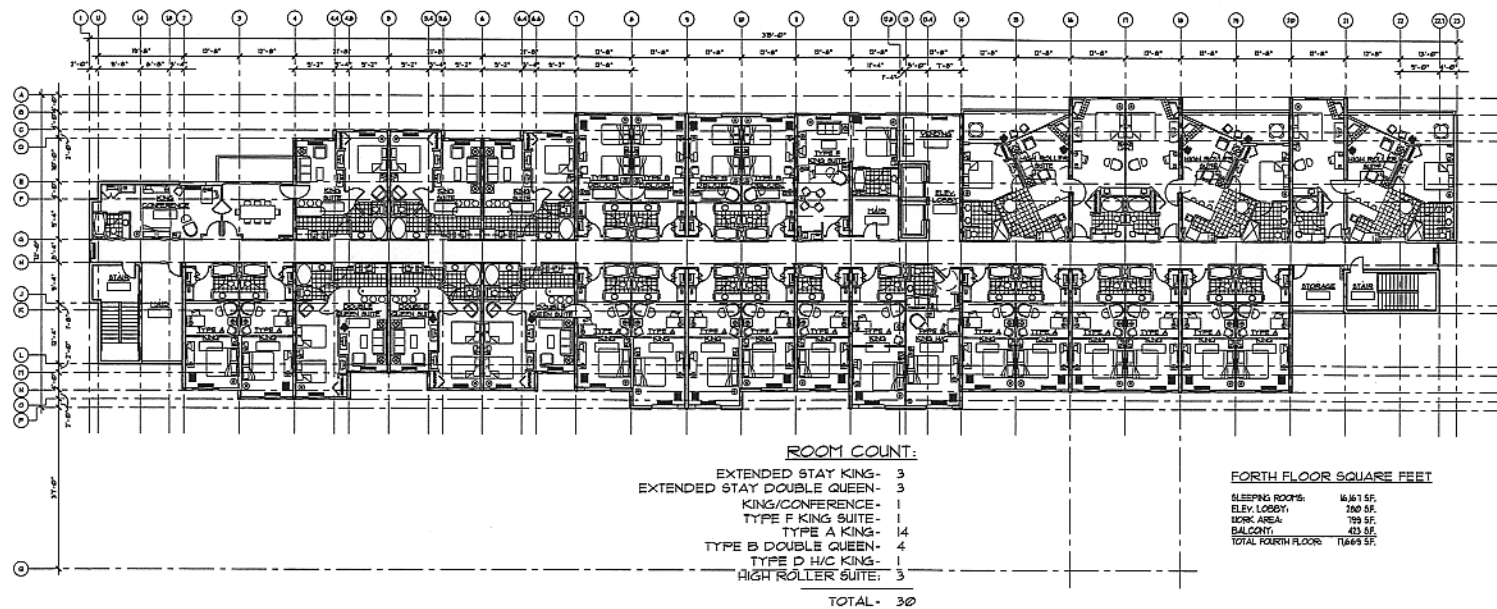


② PRELIMINARY ARCHITECTURAL SECOND FLOOR PLAN



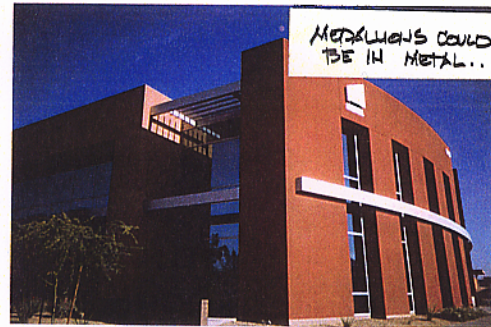


1 PRELIMINARY ARCHITECTURAL THIRD FLOOR PLAN  
3/32" = 1'-0"



2 PRELIMINARY ARCHITECTURAL FOURTH FLOOR PLAN  
3/32" = 1'-0"

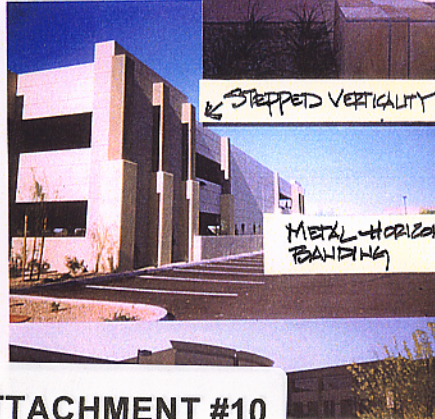
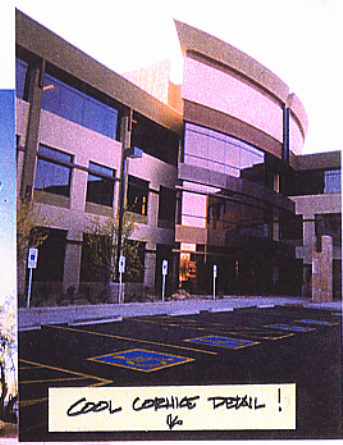
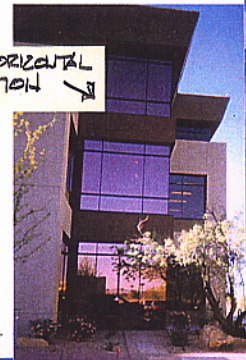




# DESIGN CRITERIA - NORTHSIDE MASTER PLAN

## ADJACENT BUILDING

STRONG HORIZONTAL ARTICULATION



## **Stipulations for Case: Wingate Inn & Suites Case 47-DR-2003**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **PLANNING**

#### **APPLICABLE DOCUMENTS AND PLANS:**

##### *DRB Stipulations*

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Lamb Architects with a seal date of 7/21/2003.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Lamb Architects staff dated 7/22/2003.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Lamb Architects staff dated 7/22/2003

#### **ARCHITECTURAL DESIGN:**

##### *DRB Stipulations*

2. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
3. The service entrance section(s) shall be flush with the building façade and painted to match the building.
4. All exterior mechanical, utility, and communications equipment shall be screened on all sides by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
5. All exterior conduit and raceways shall be painted to match the building.
6. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
7. Roof drainage systems shall be interior, except that overflow scuppers are permitted.
8. If overflow scuppers are provided, they shall be integrated with the architectural design.
9. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
10. Dooley wall fencing shall not be allowed.
11. Shade elements shall be 50% opacity or greater.

#### **LANDSCAPE DESIGN:**

##### *DRB Stipulations*

12. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
13. The Landscape Plan shall be revised to include all pedestrian walkways / sidewalks as shown on the Architectural Site Plan referenced above.



14. The owner shall be responsible for the installation and maintenance of the landscape improvements located between the eastern property line and the back of curb of the future southbound Pima Freeway Frontage Road (within ADOT right-of-way), to the satisfaction of the City of Scottsdale's Construction and Design Director. Before any landscaping improvements commence within the ADOT right-of-way, the applicant shall apply for and receive an ADOT encroachment permit, to the satisfaction of City staff.

*Ordinance*

- A. Mature trees – 50% of the trees required of this project shall be the following sizes: a) 2-inch average caliper for multi-trunk trees, b) 3-inch caliper for single trunk trees, c) 20 foot minimum trunk height for palms.

**EXTERIOR LIGHTING DESIGN:**

*DRB Stipulations*

15. The individual luminarie lamp shall not exceed 250 watts.
16. All exterior pole-mounted and building mounted lighting shall be a maximum of 20 feet in height from grade.
17. All exterior light poles, pole luminaries, yokes, and bollards (when utilized) shall be a flat black or dark bronze.
18. Parking Lot and Site Lighting:
- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 2.5 foot-candles.
  - b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaries shall be included in this calculation.
  - c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaries shall be included in this calculation.
  - d. The lenses of all luminaries shall meet all IESNA requirements for full cutoff, shall be aimed downward and away from property line.
19. Building Mounted Lighting
- a. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

**VEHICULAR AND BICYCLE PARKING:**

*DRB Stipulations*

20. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City Bicycle Coordinator.

**ADDITIONAL PLANNING ITEMS:**

*DRB Stipulations*

21. No exterior vending or display shall be allowed.
22. Flagpoles, if provided, shall be one piece, conical and tapered.

**RELEVANT CASES:**

*Ordinance*

- B. At the time of review, the applicable zoning case(s) for the subject site were: 14-ZN-1991#3.

## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **DRAINAGE AND FLOOD CONTROL:**

#### *DRB Stipulations*

23. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
24. Demonstrate consistency with the approved master drainage plan and report. ( *MASTER DRAINAGE REPORT for NORTHSIGHT COMMERCIAL DEVELOPMENT, DATED 1-17-2002 BY GILBERTSON ASSOCIATES*)
25. On JUNE, 2003, the City's Stormwater Management Division approved a Stormwater Storage Waiver for this development. This approval is based on the following conditions:
  - a. All runoff from this site shall be conveyed to the existing drainage facilities leading to the existing northsight park to the south side of the northsight project.

#### *Ordinance*

- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

#### *DRB Stipulations*

26. The developer shall design and construct the proposed driveways in general conformance with cl-1 type driveways per City of Scottsdale standard detail #2256.
27. There shall be 3 proposed driveways for this site located at the northeast, northwest and southwest corners of this site.
28. The developer shall provide cross access easement with the property to its south at its south west corner.

#### *Ordinance*

- D. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

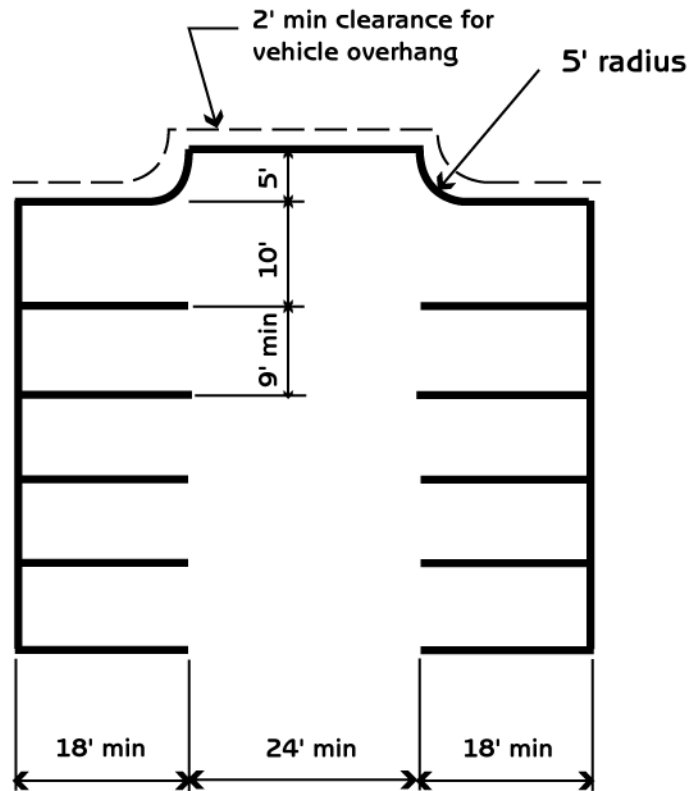
### **INTERNAL CIRCULATION:**

#### *DRB Stipulations*

29. The developer shall provide a minimum parking-aisle width of 24 feet.
30. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
31. The developer shall design the dead-end parking aisles in general conformance with the attached detail.



# DEAD-END PARKING AISLE DETAIL



## NOTES:

1. Maximum dead-end parking aisle length is 150 feet.
2. If the length exceeds 150 feet, a turn-around shall be provided for emergency vehicles.
3. No refuse enclosures are permitted on a dead-end aisle.

- E. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

### **EASEMENTS AND DEDICATIONS**

#### *DRB Stipulations*

#### 32. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

#### *Ordinance*

#### F. Drainage Easement:

- (1) Shall be dedicated for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

#### G. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

### **REFUSE:**

#### *DRB Stipulations*

33. Refuse enclosure location and/or approach angle, as shown on the preliminary site plan, is not safely serviceable and needs to be modified. Multiple refuse enclosures may be required for this site, as follow: one enclosure per each on-site restaurant and/or bar, a minimum of one refuse enclosure per 150 hotel rooms.
34. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2 (2 is grease containment).
35. Enclosures must:
  - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
  - b. Be positioned to facilitate collection without "backtracking."
  - c. Be easily accessible by a simple route.
  - d. Not require backing more than 35 feet.
  - e. Not be located on dead-end parking aisles.
  - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

#### *Ordinance*

#### H. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the number of hotel rooms, as shown above.

- I. Underground vault-type containers are not allowed.
- J. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- K. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

### **WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

#### *DRB Stipulations*

- 36. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
- 37. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
  - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

#### *Ordinance*

- L. Water and Sewer Needs Report.

(1) A completed Water and Sewer Needs Report shall be submitted for review with the final improvement plans. Approval will not be given for improvement plans until the Plan Review and Permit Services Division approves the Water and Sewer Needs Report.

### **WATER:**

#### *DRB Stipulations*

- 38. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

#### *Ordinance*

- M. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
- N. The developer shall pay a Water Development Fee and Water Resources Development Fee for City water supply in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Water Resources at 480-312-5650.

- O. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance. If there is an existing water meter for this project, applicable water meter fees must be paid only if a larger meter is required.
- P. Arizona Department of Environmental Quality (ADEQ):
  - (1) The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and applicable chapters of the Arizona Administrative Code, Title 18, Environmental Quality. In addition:
- Q. Maricopa County Environmental Services Department (MCESD):
  - (1) Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
  - (2) Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff.
  - (3) Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - (4) Before issuance of Letters of Acceptance by the City's Inspection Services Division, the developer shall provide to the City a final set of as-built mylars of the improvements.

### **WASTEWATER:**

#### *DRB Stipulations*

- 39. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
- 40. On-site sanitary sewer shall be privately owned and maintained.

#### *Ordinance*

- R. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- S. The developer shall pay a Sewer Development Fee for City sewer service in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Water Resources at 480-312-5650.
- T. Connection to the sanitary sewer system may be made without payment of a connection fee. Please provide sanitary sewer tap location on engineering plans.
- U. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.



## **CONSTRUCTION REQUIREMENTS**

### *DRB Stipulations*

41. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, as determined by city staff.

### *Ordinance*

- V. Arizona Department of Environmental Quality (ADEQ) Requirements: All construction activities that disturb one or more acres shall obtain coverage under the Arizona Pollutant Discharge Elimination System (AZPDES) Construction General Permit. To gain coverage, operators of construction sites must:
- (1) Submit a Notice of Intent (NOI) to ADEQ;
  - (2) Prepare a Stormwater Pollution Prevention Plan (SWPPP) and keep a copy on site;
  - (3) Send a Notice of Termination (NOT) to ADEQ when construction is completed.
  - (4) Contact ADEQ at 602-771-4449 for further information. Forms are available from the City of Scottsdale One Stop Shop, or from ADEQ.
- W. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]